

# \$1,099,000 - 7842 Woodsboro Avenue, Anaheim

MLS® #PW25021360

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## \$1,099,000

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Residential on 0 Acres

OTHER, Anaheim,

Treasured home situated within the highly desirable Placentia Yorba Linda Unified School District. This home checks all the boxes, including a bedroom on the ground floor, an entertainer's backyard complete with a pool and spa, and located across the street from Yorba Regional Park. The interior has been freshly painted, boasts newer carpeting, water softener and is complemented by a highly functional layout. Upon entering, you are welcomed by a formal living room to the left and a guest bedroom or office to the right, which conveniently provides access to a full bathroom. Continuing through the lower level, the kitchen seamlessly connects to the family room, which features a cozy fireplace and offers a splendid view of the recently replastered pool in the backyard. The upper level comprises three additional bedrooms, including an oversized primary suite. This property is ideally positioned near the Savi Ranch shopping center, major freeways, and the picturesque Yorba Regional Park. Do not miss out on this home!



Built in 1976

## Essential Information

MLS® #	PW25021360
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	2,238
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Denise Tash
Listing Office	First Team Real Estate

## Community Information

Address	7842 Woodsboro Avenue
Area	93 - Anaheim N of River, E of Lakeview
Subdivision	OTHER
City	Anaheim
County	Orange
Zip Code	92807

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener
View	Pool
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Near Park, Yard, Rocks
Windows	Blinds, Screens, Bay Window(s)
Roof	Composition, Asphalt
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet
Interior Features	Breakfast Bar, Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Bedroom on Main Level, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter
# of Stories	2
Stories	Two

### **School Information**

District	Placentia-Yorba Linda Unified
Elementary	Woodsboro
Middle	Bernardo Yorba
High	Esperanza

### **Additional Information**

Date Listed	December 9th, 2024
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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